

IN THE UNITED STATES DISTRICT COURT FOR THE
NORTHERN DISTRICT OF FLORIDA
PENSACOLA DIVISION

UNITED STATES OF AMERICA

v.

SCOTT P. HAINES

SEALED
INDICTMENT

3:22cr 4-mcr

THE GRAND JURY CHARGES:

COUNTS ONE THROUGH FOUR

A. INTRODUCTION

At all times material to this Indictment:

1. SCOTT P. HAINES was a Deputy with the Santa Rosa County Sheriff's Office in Milton, Florida.
2. D.R. was an elderly woman who owned parcels of real property in Santa Rosa County, Florida. Skirpan Properties, LLC, was a controlling entity for D.R.'s real property.
3. SCOTT P. HAINES became part of D.R.'s real property management as well as her business and personal finances.

B. THE CHARGE

Between on or about January 1, 2015, and on or about May 12, 2021, in the

Northern District of Florida and elsewhere, the defendant,

CERTIFIED A TRUE COPY

Jessica J. Lyublanovits, Clerk of Court SCOTT P. HAINES,

Deputy Clerk

Returned in open court pursuant to Rule 6(f)

January 18, 2022
Date

Elizabeth M. Mundy
United States Magistrate Judge

did knowingly and willfully devise, and intend to devise, a scheme to defraud and for obtaining money and property by means of material false and fraudulent pretenses, representations, and promises, and for the purpose of executing such scheme, did cause wire communications to be transmitted in interstate commerce.

C. SCHEME TO DEFRAUD

It was part of the scheme to defraud that:

1. **SCOTT P. HAINES**, wearing his Santa Rosa County Sheriff's Office uniform, escorted D.R. to the office of her attorney and was thereafter appointed Power of Attorney for D.R., thereby replacing a member of D.R.'s family.
2. An amendment to the Articles of Organization for Skirpan Properties, LLC, was executed that removed some of D.R.'s family members. **SCOTT P. HAINES**, using a personal electronic mail account, communicated with others about the Power of Attorney and amended Articles of Organization.
3. **SCOTT P. HAINES**, outside the normal course of authority at the Santa Rosa County Sheriff's Office, queried the National Crime Information Center and the Florida Crime Information Center for information related to D.R., members of her family, and others related to Skirpan Properties, LLC.
4. **SCOTT P. HAINES** became designated as the "Payable on Death" beneficiary for D.R.'s personal checking account.

5. **SCOTT P. HAINES** became involved in evicting persons from the real property of D.R.

6. **SCOTT P. HAINES**, without authority, deposited rental payments into his personal bank account related to the real property of D.R.

7. By this conduct, **SCOTT P. HAINES** fraudulently obtained over \$10,000.00.

D. WIRE COMMUNICATIONS

On or about the following dates, for the purpose of executing the scheme to defraud, the defendant,

SCOTT P. HAINES,

did cause wire communications to be transmitted in interstate commerce as set forth below:

COUNT	DATE	COMMUNICATION
ONE	April 2, 2018	Two MoneyGram and one check deposit into Pen Air account ending in 8293 for a total of \$1,850.00
TWO	November 6, 2018	Three Western Union deposits into Pen Air account ending in 8293 for a total of \$1,350.00
THREE	July 24, 2019	Two Western Union deposits into Pen Air account ending in 8293 for a total of \$925.00
FOUR	November 9, 2019	Two MoneyGram deposits into Pen Air account ending in 8293 for a total of \$1,000.00

All in violation of Title 18, United States Code, Section 1343.

COUNT FIVE

On or about May 12, 2021, in the Northern District of Florida, in a matter within the jurisdiction of the executive branch of the Government of the United States, that is, the Federal Bureau of Investigation, the defendant,

SCOTT P. HAINES,

did knowingly and willfully make materially false, fictitious, and fraudulent statements and representations, to wit, the defendant falsely stated that he never took part in any matters of eviction, falsely stated that rental payments never went into his personal bank account, and falsely stated that he did not know what was in the Last Will and Testament of D.R., whereas, in truth and in fact and as the defendant well knew, the defendant took part in matters of eviction, had rental payments deposited into his personal bank account, and possessed a copy of D.R.'s Last Will and Testament in which he was named.

In violation of Title 18, United States Code, Section 1001(a)(2).

CRIMINAL FORFEITURE

The allegations contained in Counts One through Four of this Indictment are hereby realleged and incorporated by reference for the purpose of alleging

forfeiture. From his engagement in the violations alleged in Counts One through Four of this Indictment, the defendant,

SCOTT P. HAINES,

shall forfeit to the United States, pursuant to Title 18, United States Code, Section 981(a)(1)(C), and Title 28, United States Code, Section 2461(c), any and all of the defendant's right, title, and interest in any property, real and personal, constituting, and derived from, proceeds traceable to such offenses.

If any of the property described above as being subject to forfeiture, as a result of acts or omissions of the defendant:

- i. cannot be located upon the exercise of due diligence;
- ii. has been transferred, sold to, or deposited with a third party;
- iii. has been placed beyond the jurisdiction of this Court;
- iv. has been substantially diminished in value; or
- v. has been commingled with other property that cannot be subdivided without difficulty,

it is the intent of the United States, pursuant to Title 21, United States Code, Section 853(p), as incorporated by Title 28, United States Code, Section 2461(c),

to seek forfeiture of any other property of said defendant up to the value of the
forfeitable property.

A TRUE BILL:

(Redacted

FOREPERSON

18 JAN 2022

DATE

JASON R. COODY
United States Attorney

DAVID L. GOLDBERG
Assistant United States Attorney